



II. DESIGN OBJECTIVES

The following objectives provide direction and purpose for the subsequent design criteria and guidelines with regard to character and urban design. The concepts drawn from these objectives reflect the urban design objectives and vision established in the Riverside General Plan at a citywide scale. These objectives are intended to:

- ❖ Provide for distinct architectural character and physical enhancement of future and existing development to foster revitalization and rehabilitation of the neighborhood, commercial and industrial centers.
- ❖ Preserve and enhance historical character of existing structures with architecturally compatible development.
- ❖ Create pedestrian-oriented neighborhoods and business environments with architectural and landscape architectural design that allows for active, healthy, and safe interaction of pedestrians and vehicles.
- ❖ Through the design of individual projects, promote connectivity to surrounding neighborhoods.
- ❖ Provide guidance to residents, architects/design professionals, and developers in the planning and design of development projects throughout the City.



Look to Riverside's rich architectural tradition to inspire good design. Preserve historic character of existing architecturally significant structures

Create vibrant projects that engage and invite the pedestrian. Outdoor seating and an arcade leading into a courtyard surrounded by shops at this corner retail development invites users.





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A. ARCHITECTURAL THEMES

Architectural theme in the context of a historic city such as Riverside is an important element of the overall urban aesthetic. Recognizable architectural styles provide visual interest, provide a structure's individual identity and sense of place, and connote pride of ownership. The resulting aesthetic increases a community's quality of life and livelihood with the increase and preservation of property values, as well as attraction of consumers and quality development.

I. ARCHITECTURAL STYLES

Recognizable architectural styles create a sense of place and add visual interest to residential neighborhoods and commercial districts. These styles can create a particular character and a sense of consistency within development as well.

- a. Especially in areas of architectural significance, use of a particular style should respect the established pattern of existing development. The consistency that is created with requiring elements from established styles is not intended to be constrictive, but rather offer diversity within a development, district or neighborhood and is not meant to create a situation where all the buildings look the same.
- b. Pre-existing architectural styles serve as a touchstone and visual reference to the City's history and cultural roots. While no particular architectural style is required for a specific area or type of development, elements from an established style are required for new buildings. Architectural styles such as Victorian, Italianate, Craftsman, Mission, Spanish Colonial Revival, Monterey, Colonial Revival, Mediterranean/Italian Renaissance, Tudor Revival, Art Deco/Moderne, and Post-WWII Modern/International are typical of the rich historic development of California and are highly visible in Riverside. (See Appendix B: Architectural Resources for more information on these architectural styles and others.)

Riverside's rich architectural history is evident in buildings throughout the City. The Pueblo Revival Style of the City's train station illustrates how diverse and creative architectural styles can be.



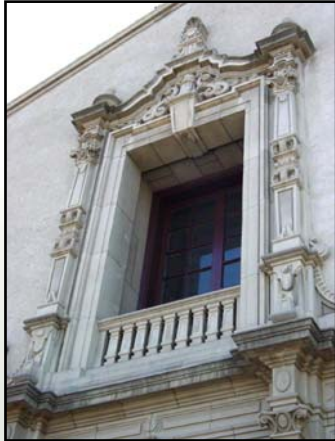
Recognizable architectural styles such as this Mission Revival Style commercial building provide visual interest and identity.



II. DESIGN OBJECTIVES



B. HISTORIC CHARACTER



.....
*Preserve the size and shape
of windows and doors.*
.....



Historic character is a significant part of Riverside's image. Historic character provides great opportunity to further define the City's image and attraction of new commercial and diverse housing opportunities. The guidelines below will assist with preservation of all applicable buildings representing the City's historic past, and will ensure that additions to these structures maintain this historic integrity. These guidelines will assist with development of new compatible structures adjacent to historic ones. These guidelines apply to all exterior modifications (as defined herein) which are visible from a public right-of-way.



1. Protect and maintain significant stylistic features. Historic features, including original materials, architectural details, window and door openings, contribute to the character of a structure and should be preserved when feasible. Continued maintenance is the best preservation method. Preventative measures should not harm the historic materials. Only those features that are deteriorated should be repaired, and only those features that are beyond repair should be replaced.
2. Design additions to historic resources in a manner that is consistent with the architectural style, including the scale, form, features, and finishes. Modifications should not obstruct significant historical features of the primary structure. Additions should also take into consideration the historic site design and building placement of the primary structure on the lot.
3. Avoid removing or altering significant architectural features. To the extent feasible, preserve significant features in their original form and position as follows:
 - a. Preserve the size and shape of windows and doors. These features have a significant effect on the building character, giving scale and visual interest to individual façades. It is most important to maintain the proportions of the original windows and doors.



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- b. Maintain a storefront and all of its character-defining features. Many of Riverside's historic resources are commercial buildings with clearly defined primary entrances and large display windows. The repetition of these elements creates visual unity.
4. Preserve the original form and scale of a roof. Roof pitch, materials, size, and orientation are all distinct features that contribute to the character of a roof. Flat roofs with extended parapets and low-pitch hip roofs are predominant features of historic buildings. Repetition of similar roof forms contributes to a sense of visual continuity.
5. Preserve primary historic building materials whenever feasible. Do not cover or conceal the original façade materials (e.g., wood siding or painting over brick or stone).
6. Replace historic features in-kind when restoration is not an option. If replacement is necessary, the new material should match that being replaced in design, color, texture, and finish to convey the visual appearance of the original. When reconstruction of an element is impossible, develop a new design that is a simplified interpretation of it.



Preserved storefront retains historic and architectural character and pedestrian orientation.



THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE REHABILITATION OF HISTORIC BUILDINGS

In addition to the guidelines above, the U.S. Secretary of the Interior publishes a set of standards for the rehabilitation of historic structures that forms the basis for many local preservation programs. When working with a historic structure, the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings should be used.

The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings are available on the Internet website of the National Parks Service at www.cr.nps.gov



Original Mission Revival style industrial warehouse converted into restaurant use. Historic Mission features preserved and enhanced.